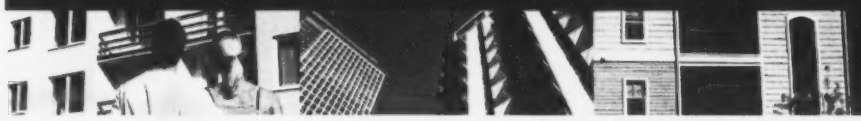
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Regina CMA



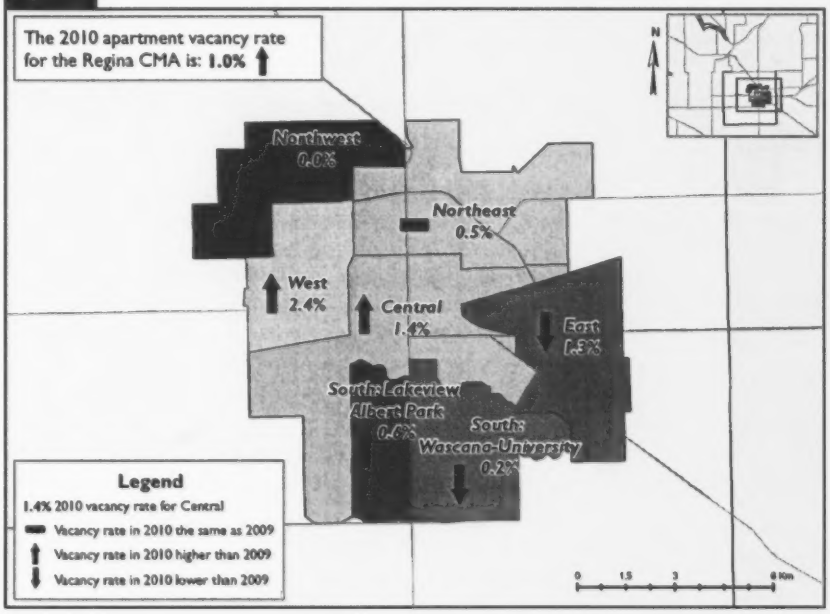
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The average vacancy rate in Regina's private rental apartments was one per cent in October 2010, slightly up from 0.6 per cent a year earlier.
- In comparison to other Census Metropolitan Areas (CMAs), Regina tied with Quebec City and Kingston for the second lowest vacancy rate in Canada.
- At $802 monthly, the Regina average rent for all types of apartment suites was slightly above the provincial average of $800 monthly.
- For the Regina CMA, the year-over-year gain in average rent from the fixed sample was 6.8 per cent for all types of apartments in all zones, down from 9.9 per cent in the previous year.

Figure 1


The 2010 apartment vacancy rate for the Regina CMA is: 1.0%
N
Northwest 0.0%
Northeast 0.5%
West 2.4%
Central 1.4%
East 1.3%
South Lakeview Albert Park 0.6%
South Wascana-University 0.2%
Legend
1.4% 2010 vacancy rate for Central
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009
0 1.5 3 6 Km

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Regina Rental Market Survey

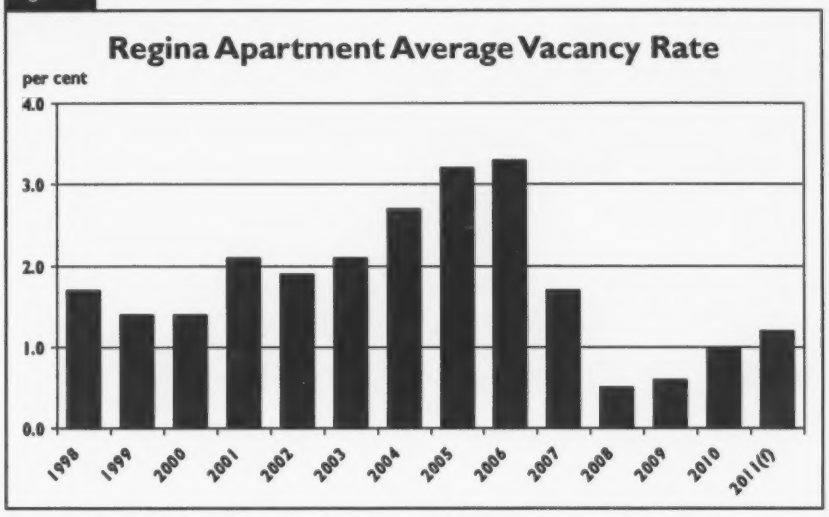
Regina average apartment vacancy rate among lowest in Canada

Canada Mortgage and Housing Corporation (CMHC) conducted a rental market survey in October 2010 and found the average vacancy rate in Regina's rental apartments was one per cent. This represents a 0.4 percentage point increase from a vacancy rate of 0.6 per cent found in the October 2009 survey. The fall rental market survey found 114 vacant units out of a total universe of 10,995 rental apartments. This compares with 67 vacant suites out of 11,129 apartment units in October 2009.

In comparison to other Census Metropolitan Areas (CMAs), Regina tied with Quebec City and Kingston for the second lowest vacancy rate in Canada. Regina recorded the lowest average vacancy rate compared to all other urban centres in Saskatchewan. Moose Jaw and Estevan were the only other Saskatchewan communities over 10,000 in population with an average apartment vacancy rate below two per cent.

High demand for rental housing exists in the capital due to a robust economy which continues to sustain elevated in-migration. Likewise, strong gains in the price of new and resale housing have also contributed to the heightened demand for rental housing by moderating the movement of rental households to homeownership.

Figure 2



Source: CMHC Rental Market Survey – Structures of 3+ units, CMHC Forecast (f)

Demand for rental apartments remains high across Regina

Three of Regina's seven city zones saw a slight moderation in rental vacancies from the previous survey conducted in October 2009. The Wascana/University, East, and Northwest zones each saw a decline in the average vacancy rate from the previous year. However, these declines were relatively minor. Conversely, the Central, Lakeview/Albert Park, and West survey zones each saw vacancies advance from the previous year. With a 1.3 percentage points increase, the West zone recorded the largest increase in vacancies from the previous year.

At 2.4 per cent, Regina's West survey zone recorded the highest average vacancy rate. Nevertheless, this represents only 29 vacant suites. Meanwhile, the survey found there were no vacancies in the Northwest zone while the Wascana/University zone recorded the second lowest vacancy rate of 0.2 per cent. The Lakeview\Albert Park zone, typically favoured by students as a result of its easy access to the University of Regina and the Saskatchewan Institute of Applied Science and Technology, recorded an average vacancy rate of 0.6 per cent.

Availability rate advances slightly

The survey report features information on the availability of suites within a rental market. A rental unit is available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacant units, the availability rate will always be equal to or greater than the vacancy rate. Results of the survey indicate that the availability rate was 1.5 per cent, up slightly from the 1.2 per cent average availability rate reported in October 2009.

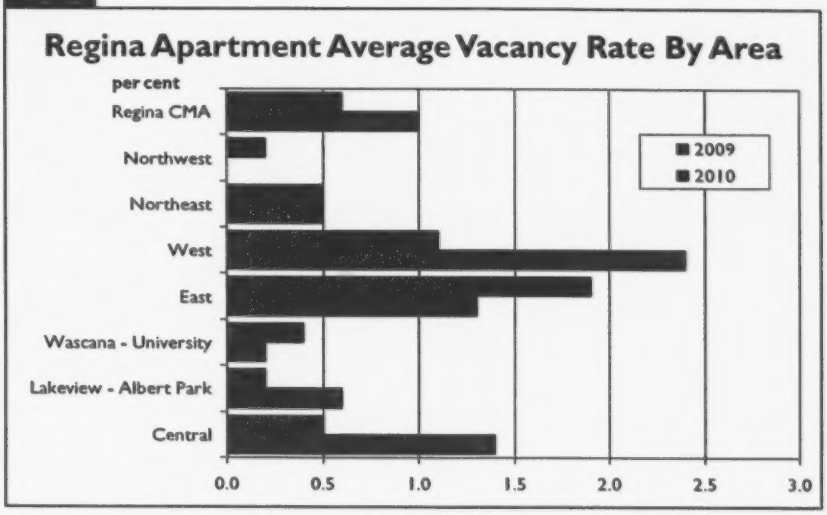
Regina average rent marginally above the provincial average

Regina's low vacancy rates have contributed to upward pressure on rental rates, and some renters are paying more for their units than they paid this time last year. Regina's average rent for all types of apartment suites was $802 in October 2010, up from $752 in the previous year. Regina's rent was the fourth highest among Saskatchewan's urban centres, slightly above the provincial average of $800 monthly.

Considering all types of suites in Regina, neighbourhoods in the East zone recorded the highest average rent at $919. However, with an annual increase of $27, the East zone recorded the lowest gain in average rents among zones. Meanwhile, the Central zone saw the lowest average rent at $724 monthly. Buildings in the Central zone tend to be older and the suites smaller, thus commanding lower rents than in other zones. In addition, Census data indicates that household income in the Central zone is the lowest in the city.

Looking at specific suite types, Regina's Northwest zone saw the highest average rent for one-bedroom apartments at $837 monthly. Projects tend to be newer in this zone and support higher rents. Meanwhile, Central Regina recorded the lowest average rent for one-bedroom suites at $690. The average rent for two-bedroom suites was highest in the Wascana/University zone at $945 monthly, while the survey found the lowest average rent for two-bedroom suites in Regina's Northeast neighbourhoods.

Figure 3



Source: CMHC Rental Market Survey – Structures of 3+ units

Regina average rent advances in 2010

Driven by low vacancies, the average rent for all types of suites increased $50 monthly between the October 2009 and 2010 survey periods. The three-bedroom plus apartment category recorded the largest gain in average rent, advancing $94 to $1,058 per month. Meanwhile, the average rent for one-bedroom suites recorded a $50 increase to $742 monthly, while average monthly rent for two-bedroom suites advanced $49 to arrive at a monthly average rent of $881. Bachelor suites posted the mildest gains, rising $25 from the previous year to $522 monthly.

The largest increase in the average monthly rent for all suite types occurred in the West zones where average rents advanced $54 monthly. Units in the West zone tend to be newer, larger and in close proximity to jobs and amenities. This allows property owners the opportunity to increase rents more proportionately with demand. Meanwhile, the Central and Northeast zones each saw average monthly rents advance $53 per month.

Fixed sample rent up 6.8 per cent

CMHC estimates the growth in rents for a fixed sample of structures based on structures common to the survey sample for both the 2009 and 2010 surveys. The measure aims at better understanding rent changes in existing structures by excluding from the calculation the rents of newly built apartment buildings. The methodology section at the end of this report provides detailed information on this measure.

For the Regina CMA, the year-over-year gain in average rent from the fixed sample was 6.8 per cent for all types of apartments in all zones, down from a 9.9 per cent gain in the previous year. Rental increases

varied by location and type of suite. The Northeast zone experienced the highest rent increase of 9.1 per cent while the East zone recorded the lowest increase of 3.5 per cent. One-bedroom suites experienced a 6.9 per cent gain since the October 2009 survey while two-bedroom apartments saw a 6.3 per cent increase. The most significant gains were observed within the three-bedroom plus apartment category where a 7.8 per cent year-over-year increase in average monthly rent was recorded.

Private rental market supply contracts by 134 units

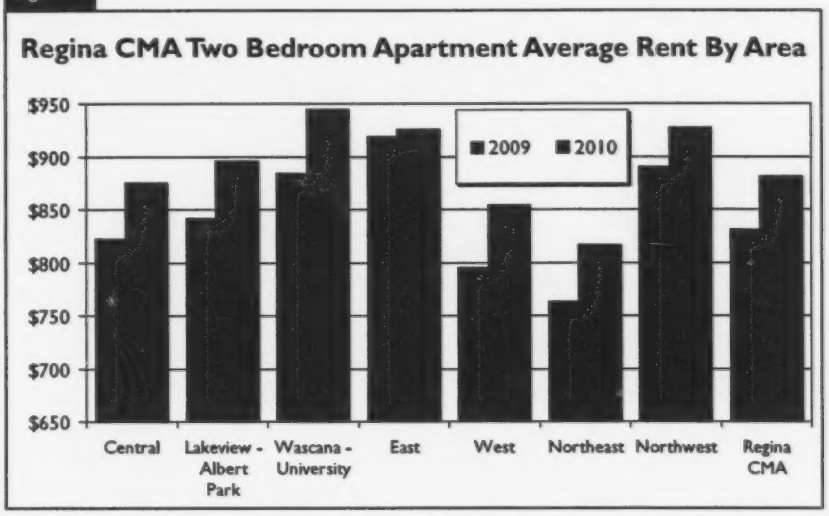
There were seven new additions to Regina's private rental stock in the form of rental project completions over the last year. Similarly, 47 units were returned to the private rental universe after being excluded from the prior year's survey due to temporary closures for renovations. Despite these additions, however, CMHC's annual Rental Market Survey shows that the Regina private rental apartment universe declined by 134 units between October 2009 and October 2010 to 10,995 units. This was primarily due to rental unit conversion to condominiums, closure for renovations, and demolition.

Rental Market Outlook

Average vacancy rate to rise marginally in 2011

Next year, renters in Regina will find it a little easier to obtain a vacant rental unit as the vacancy rate is expected to increase to 1.2 per cent. The elevated supply of multi-family

Figure 4



Source: CMHC Rental Market Survey – Structures of 3+ units

units, particularly the 446 apartment units under construction in October, signals some relief in the months ahead for Regina's renters as some of these units will become rental units in the secondary rental market. These secondary rental suites will provide some indirect competition to Regina's rental property owners, especially in the highest rent ranges, easing some of the downward pressure on vacancies across metro. In the Regina CMA, the October 2010 survey found 15.2 per cent of condominium units were rented and a similar proportion is expected to be rented in 2011.

Regina's economy remains strong, ensuring that the CMA will again capture a large share of provincial in-migration. In addition, rising house prices have widened the monthly expenditure gap between ownership and renting, thus diminishing some of the impetus towards homeownership by renters. On balance, these factors will account for the modest increase in average vacancy rates in 2011.

As vacancies advance further in 2011, we expect average rents for a typical two-bedroom apartment unit to increase moderately in Regina. The average monthly rent for a two-bedroom apartment will rise to $895 next October, up $14 from the current year. The pace of rent increases will be subdued in order to limit costly tenant turnovers and to reduce the incentive for renters to move to homeownership

Secondary Rental Market Survey

Regina's CMHC October Rental Market Survey, which covers private row and apartment structures with three or more units, also includes information on rental condominium apartments as well as other types of rental units in the secondary rental market. The additional information will help to provide a more complete overview of all rental markets in the Regina CMA. The methodology section at the end of this report provides more information on this Secondary Rental Market Survey

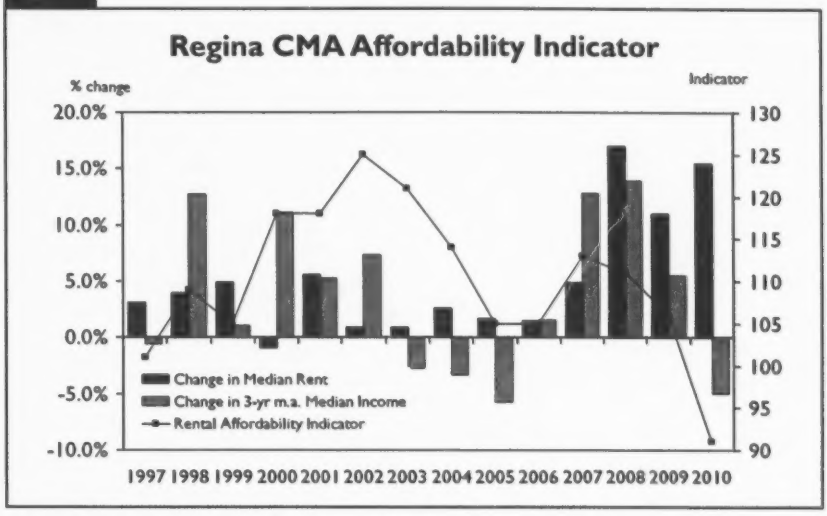
Vacancy rate of rental condominium apartments higher than purpose built rental

Table 4.3.1 provides information on the size of the condominium rental apartment market in Regina. Of the 2,904 condominium units sampled, 441 or 15.2 per cent were rental. In the 2009 survey, 15.8 per cent of the condominium units sampled were rental.

The average vacancy rate of 1.4 per cent in Regina's rental condominium apartments was down from three per cent in the prior year, but higher than the vacancy rate of one per cent for purpose built rental structures. In addition, the survey found 8,390 households in other secondary rental units of various forms including single and semi-detached, row and other accessory suites. This is up from the 7,795 estimated households in the 2009 survey.

Average rent for all of these types was $830, up from $804 in the October 2009 survey. This represents a modest increase over the rents commanded by the traditional rental stock, as the average condominium rental typically has additional amenities that the average purpose-built rental may not have, Meanwhile, average rent for row and semi-detached condominium rental units was $786, down from $825 in the previous year, while average rent for single-detached units was $871, up from $802 in the October 2009 survey.

Figure 5



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

Rental Affordability Indicator

According to CMHC's rental affordability indicator, affordability in Regina's rental market decreased this year. The cost of renting a median priced two-bedroom apartment climbed 15.5 per cent in 2010, while the three-year moving average median income of renter households moderated 4.9 per cent this year. The rental affordability indicator in Regina stands at 91* for 2010, down from 110 in 2009

* Please refer to the methodology section for detailed information on the indicator.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantely renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535), and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019), and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent), and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent), and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent), and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385), and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	2.8	2.6

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).

Regina CMA
Northwest
Northeast
West
Central
East
South: Lakeview/
Albert Park
South: Wascana-
University
Sherwood No. 159
Zone
Central
East
Northeast
Northwest
South: Lakeview/Albert Park
South: Wascana-University
West
Outlying Areas
Municipal Boundaries*
*2006 Census Boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	**Central** - Census tracts: 0004.00, 0007.00, 0008.01, 0009.01, 0010.00, 0011.00, 0012.00, 0013.00, 0014.00, 0017.00, 0018.00, 0019.00.
Zone 2	**South: Lakeview/Albert Park** - Census tracts: 0002.01, 0002.02, 0003.00, 0005.00.
Zone 3	**South: Wascana-University** - Census tracts: 0001.01, 0001.02, 0006.00.
Zone 4	**East** - Census tracts: 0008.02, 0009.02, 0015.00, 0016.00, 0100.00, 0100.08, 0100.10, 0100.11, 0100.12, 0100.13.
Zone 5	**West** - Census tracts: 0020.00, 0021.00, 0022.01, 0022.02, 0023.01, 0023.02, 0024.00.
Zone 6	**Northeast** - Census tracts: 0025.01, 0025.02, 0026.00, 0027.00, 0028.01, 0028.02, 0100.05.
Zone 7	**Northwest** - Census tracts: 0028.03, 0100.01, 0100.02, 0100.03, 0100.04, 0100.09.
Zones 1-7	Regina City
Zone 8	**Outlying Areas** - Census tracts: 0100.14, 0101.00, 0102.00, 0103.00.
Zones 1-8	Regina CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	0.5 a	0.8 a	0.6 a	1.4 a	0.4 a	1.7 a	0.0 a	0.0 a	0.5 a	1.4 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	0.0 a	0.2 a	0.8 a	0.1 a	0.2 a	0.0 a	6.7 a	0.2 a	0.6 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.2 a	0.0 a	0.5 a	0.3 a	**	**	0.4 a	0.2 a
Zone 4 - East	12.2 a	0.0 a	1.0 a	3.6 a	1.7 a	0.9 a	3.9 a	0.0 a	1.9 a	1.3 a
Zone 5 - West	0.0 a	0.0 c	0.9 a	1.7 a	1.3 a	3.0 a	4.9 a	5.0 a	1.1 a	2.4 a
Zone 6 - Northeast	0.0 a	0.0 a	0.4 a	0.8 a	0.6 a	0.4 a	**	**	0.5 a	0.5 a
Zone 7 - Northwest	**	**	0.0 a	0.0 a	0.3 a	0.0 a	**	**	0.2 a	0.0 a
Regina City (Zones 1-7)	0.6 a	0.5 a	0.5 a	1.1 a	0.6 a	1.0 a	2.4 a	1.2 a	0.6 a	1.0 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.6 a	0.5 a	0.5 a	1.2 a	0.6 a	1.0 a	2.4 a	1.2 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	463 a	481 a	636 a	690 a	823 a	875 a	929 a	976 a	671 a	724 a
Zone 2 - South: Lakeview/Albert Park	565 a	591 a	745 a	797 a	842 a	896 a	1,039 a	1,128 b	777 a	827 a
Zone 3 - South: Wascana University	495 a	549 a	764 a	800 a	885 a	945 a	**	**	830 a	881 a
Zone 4 - East	552 a	567 a	744 a	785 a	920 a	926 a	1,039 a	1,122 a	892 a	919 a
Zone 5 - West	523 a	557 b	711 a	753 a	796 a	854 a	897 a	1,000 b	752 a	806 a
Zone 6 - Northeast	535 a	589 a	670 a	720 a	764 a	817 a	**	**	729 a	782 a
Zone 7 - Northwest	**	**	800 a	837 a	891 a	927 a	**	**	864 a	902 a
Regina City (Zones 1-7)	497 a	522 a	692 a	742 a	832 a	882 a	964 a	1,058 a	752 a	802 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	497 a	522 a	692 a	742 a	832 a	881 a	964 a	1,058 a	752 a	802 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	4 a	424	26 a	1,914	18 a	1,052	0 a	41	48 a	3,431
Zone 2 - South: Lakeview/Albert Park	0 a	173	9 a	1,124	2 a	1,029	2 a	30	13 a	2,356
Zone 3 - South: Wascana University	0 a	19	0 a	401	2 a	618	**	**	2 a	1,047
Zone 4 - East	0 a	6	7 a	197	5 a	563	0 a	123	12 a	889
Zone 5 - West	0 c	41	8 a	467	20 a	660	1 a	20	29 a	1,189
Zone 6 - Northeast	0 a	30	4 a	492	4 a	1,048	**	**	8 a	1,588
Zone 7 - Northwest	**	**	0 a	152	0 a	311	**	**	0 a	471
Regina City (Zones 1-7)	4 a	695	54 a	4,747	51 a	5,282	3 a	247	112 a	10,971
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	4 a	696	56 a	4,759	51 a	5,293	3 a	247	114 a	10,995

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	0.7 a	1.1 a	0.9 a	1.9 a	0.7 a	2.0 a	2.3 a	0.0 a	0.8 a	1.8 a
Zone 2 - South: Lakeview/Albert Park	1.2 a	0.6 a	1.5 a	1.7 a	1.0 a	0.9 a	0.0 a	6.7 a	1.2 a	1.3 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	2.2 a	0.7 a	0.6 a	0.5 a	**	**	1.2 a	0.6 a
Zone 4 - East	24.4 a	0.0 a	1.5 a	4.6 a	2.2 a	0.9 a	5.5 a	0.0 a	2.7 a	1.6 a
Zone 5 - West	2.0 a	0.0 c	1.1 a	2.0 a	1.4 a	3.1 a	4.9 a	5.0 a	1.4 a	2.6 a
Zone 6 - Northeast	0.0 a	0.0 a	0.6 a	1.2 a	0.6 a	0.6 a	**	**	0.6 a	0.8 a
Zone 7 - Northwest	**	**	1.3 a	0.0 a	1.9 a	0.6 a	**	**	1.7 a	0.4 a
Regina City (Zones 1-7)	1.1 a	0.8 a	1.2 a	1.8 a	1.1 a	1.3 a	3.6 a	1.2 a	1.2 a	1.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.1 a	0.8 a	1.2 a	1.8 a	1.1 a	1.3 a	3.6 a	1.2 a	1.2 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Central	8.2 b	6.7 c	8.4 a	7.6 b	9.2 a	6.1 a	6.7 c	7.7 a	8.8 a	6.9 a
Zone 2 - South: Lakeview/Albert Park	10.7 a	6.4 a	8.7 a	7.5 a	9.1 a	6.4 a	8.5 a	6.4 b	8.9 a	6.8 a
Zone 3 - South: Wascana University	11.1 d	**	12.3 a	4.4 a	12.0 a	6.0 a	**	**	11.9 a	5.6 a
Zone 4 - East	++	13.2 a	10.8 a	4.2 a	8.3 a	1.0 a	5.9 a	6.6 a	8.1 a	3.5 a
Zone 5 - West	**	**	12.0 a	5.0 b	11.3 a	8.9 a	**	**	11.3 a	7.9 a
Zone 6 - Northeast	14.6 a	10.3 a	13.1 a	9.3 a	13.0 a	9.1 a	**	**	12.6 a	9.1 a
Zone 7 - Northwest	**	**	6.7 a	4.5 a	7.2 a	3.5 a	**	**	7.3 a	3.9 a
Regina City (Zones 1-7)	10.5 a	7.6 a	10.0 a	6.9 a	10.2 a	6.3 a	7.7 a	7.8 a	9.5 a	6.8 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	10.6 a	7.6 a	10.0 a	6.9 a	10.2 a	6.3 a	7.7 a	7.8 a	9.5 a	6.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
Pre 1940	0.4 a	**	0.2 a	3.2 d	0.7 a	0.0 b	3.8 a	0.0 a	0.4 a	2.0 c
1940 - 1959	1.4 a	0.0 b	0.9 a	1.8 a	1.9 a	1.3 a	0.0 a	7.7 a	1.3 a	1.6 a
1960 - 1974	0.6 a	0.4 a	0.6 a	0.9 a	0.6 a	0.9 a	0.0 a	3.0 a	0.6 a	0.8 a
1975 - 1989	0.0 a	0.0 a	0.3 a	1.0 a	0.4 a	1.1 a	3.5 a	0.0 a	0.5 a	1.0 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	0.6 a	0.5 a	0.5 a	1.2 a	0.6 a	1.0 a	2.4 a	1.2 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
Pre 1940	433 a	432 b	577 a	601 a	729 a	775 a	771 a	843 b	568 a	593 b
1940 - 1959	528 a	548 a	625 a	672 a	724 a	766 a	977 a	903 a	665 a	706 a
1960 - 1974	531 a	564 a	669 a	725 a	796 a	856 a	842 a	968 a	719 a	776 a
1975 - 1989	505 a	532 a	784 a	828 a	890 a	932 a	1,068 a	1,154 a	852 a	897 a
1990 - 1999	n/u	n/u	**	**	**	**	n/u	n/u	**	**
2000+	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Total	497 a	522 a	692 a	742	832	881 a	964 a	1,058 a	752 a	802 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
3 to 5 Units	0.0 a	0.0 a	2.2 a	2.2 a	2.4 a	2.3 a	3.4 a	10.0 a	2.4 a	2.9 a
6 to 19 Units	1.1 a	0.0 b	0.5 a	1.4 a	0.8 a	1.1 a	3.6 a	0.0 a	0.7 a	1.2 a
20 to 49 Units	0.4 a	0.8 a	0.5 a	1.4 a	0.3 a	0.4 a	0.0 a	0.0 a	0.4 a	0.9 a
50 to 99 Units	0.0 a	**	0.2 a	0.3 b	0.4 a	1.2 a	**	**	0.4 a	0.7 a
100+ Units	n/u	n/u	0.3 a	0.0 a	0.0 a	0.6 a	**	**	0.1 a	0.3 a
Total	0.6 a	0.5 a	0.5 a	1.2 a	0.6 a	1.0 a	2.4 a	1.2 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
3 to 5 Units	522 c	520 a	596 a	657 a	713 a	775 a	873 a	940 b	694 a	748 a
6 to 19 Units	529 a	565 a	685 a	733 a	822 a	870 a	1,003 a	1,102 a	757 a	807 a
20 to 49 Units	485 a	510 a	669 a	721 a	827 a	876 a	902 a	975 a	715 a	762 a
50 to 99 Units	493 a	485 c	697 a	748 a	830 a	875 a	**	**	754 a	807 a
100+ Units	n/u	n/u	840 a	887 a	1,018 a	1,081 a	**	**	921 a	976 a
Total	497 a	522 a	692 a	742 a	832 a	881 a	964 a	1,058 a	752 a	802 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	1.0 a	2.0 a	0.5 a	2.1 a	0.8 a	1.2 a	0.4 a	1.0 a	0.2 a	0.4 a
Zone 2 - South: Lakeview/Albert Park	0.0 b	3.5 c	0.3 a	0.3 a	0.1 a	0.8 a	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.7 a	0.3 a	0.0 a	0.0 a	n/u	n/u	n/u	n/u
Zone 4 - East	0.0 a	0.0 a	2.2 a	1.6 a	1.4 a	1.2 a	**	**	n/u	n/u
Zone 5 - West	6.9 a	3.7 a	0.7 a	2.6 a	0.0 a	0.9 a	n/u	n/u	n/u	n/u
Zone 6 - Northeast	n/u	n/u	0.7 a	0.4 a	0.3 a	0.6 a	**	**	n/u	n/u
Zone 7 - Northwest	n/u	n/u	0.5 a	0.0 a	0.0 a	0.0 a	**	**	n/u	n/u
Regina City (Zones 1-7)	2.4 a	2.9 a	0.7 a	1.2 a	0.4 a	0.8 a	0.4 a	0.7 a	0.1 a	0.3 a
Zone 8 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	n/u	n/u	n/u	n/u
Regina CMA	2.4 a	2.9 a	0.7 a	1.2 a	0.4 a	0.9 a	0.4 a	0.7 a	0.1 a	0.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
LT $400	0.0 c	**	**	**	n/s	n/s	n/s	n/s	0.0 c	**
$400 - $499	1.7 a	0.0 b	0.0 b	0.0 c	9.5 c	**	n/s	n/s	1.2 a	0.0 b
$500 - $599	0.0 b	1.2 a	0.7 a	1.0 a	0.0 b	0.0 a	**	**	0.4 a	1.0 a
$600 - $699	1.6 c	0.0 b	0.4 a	1.9 a	0.2 a	0.7 a	**	**	0.3 a	1.4 a
$700 - $799	**	**	0.6 a	1.4 a	0.7 a	0.9 a	0.0 c	**	0.6 a	1.2 a
$800+	**	**	0.5 a	0.8 a	0.8 a	1.1 a	3.4 b	1.7 b	0.8 a	1.0 a
Total	0.6 a	0.5 a	0.5 a	1.2 a	0.6 a	1.0 a	2.4 a	1.2 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	**	**	**	**	**	**	0.0 a	0.6 a	0.0 a	0.3 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	n/u	0.0 a	**	0.0 a	**
Zone 4 - East	n/u	n/u	**	n/s	4.7 a	**	0.7 a	0.7 a	1.7 a	0.6 b
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	1.1 a	**	0.6 a	0.6 a	0.8 a	0.5 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	2.9 a	**	1.1 a	0.0 c	0.6 a	0.6 a	0.8 a	0.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	**	**	**	**	**	**	1,083 d	1,161 a	1,029 a	1,111 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	n/u	1,137 a	**	1,133 a	**
Zone 4 - East	n/u	n/u	**	n/s	942 a	**	1,000 a	1,098 a	970 a	1,090 a
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	987 a	1,064 a	1,064 a	1,130 a	1,030 a	1,109 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	690 a	**	979 a	1,056 a	1,064 a	1,130 a	1,026 a	1,105 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	**	**	**	**	**	**	1 a	175	1 a	346
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - East	n/u	n/u	n/s	n/s	**	**	2 a	322	2 b	362
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	**	242	4 a	692	4 a	945
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	**	**	0 c	248	4 a	692	4 a	953

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	**	**	**	**	**	**	2.8 a	1.7 a	2.9 a	2.6 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	n/u	0.0 a	**	0.0 a	**
Zone 4 - East	n/u	n/u	**	n/s	4.7 a	**	2.2 a	2.5 a	2.8 a	2.3 c
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	3.3 a	2.5 b	2.0 a	1.9 a	2.4 a	2.1 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	2.9 a	**	3.3 a	2.4 b	2.0 a	1.9 a	2.4 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Central	**	**	**	**	**	**	9.4 a	7.4 a	10.3 a	8.1 a
Zone 2 - South: Lakeview/Albert Park	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3 - South: Wascana University	n/u	n/u	n/u	n/u	**	n/u	10.4 a	**	10.7 a	**
Zone 4 - East	n/u	n/u	**	n/s	12.8 a	**	11.9 a	10.5 a	11.4 a	10.0 b
Zone 5 - West	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 6 - Northeast	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 7 - Northwest	n/u	n/u	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	**	**	13.4 a	7.1 c	11.8 a	7.0 a	11.7 a	7.2 a
Zone 8 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Regina CMA	**	**	3.0 a	**	13.4 a	7.1 c	11.8 a	7.0 a	11.7 a	7.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	0.5 a	0.8 a	0.6 a	1.4 a	0.4 a	1.5 a	0.0 a	0.5 a	0.5 a	1.3 a
Zone 2 - South: Lakeview/Albert Park	0.6 a	0.0 a	0.2 a	0.8 a	0.1 a	0.2 a	0.0 a	6.7 a	0.2 a	0.6 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	0.2 a	0.0 a	0.5 a	0.3 a	0.0 a	0.0 a	0.3 a	0.2 a
Zone 4 - East	12.2 a	0.0 a	1.3 a	3.6 c	2.0 a	0.8 a	1.7 a	0.5 a	1.9 a	1.1 a
Zone 5 - West	0.0 a	0.0 c	0.9 a	1.7 a	1.2 a	2.8 a	3.3 a	1.7 a	1.1 a	2.3 a
Zone 6 - Northeast	0.0 a	0.0 a	0.4 a	0.8 a	0.6 a	0.4 a	0.0 a	3.3 a	0.5 a	0.6 a
Zone 7 - Northwest	**	**	0.0 a	0.0 a	0.3 a	0.0 a	**	**	0.4 a	0.0 a
Regina City (Zones 1-7)	0.6 a	0.5 a	0.5 a	1.1 a	0.7 a	0.9 a	1.1 a	0.8 a	0.6 a	1.0 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	0.6 a	0.5 a	0.5 a	1.2 a	0.7 a	0.9 a	1.1 a	0.8 a	0.6 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	463 a	481 a	636 a	690 a	848 a	903 a	1,052 a	1,126 a	704 a	760 a
Zone 2 - South: Lakeview/Albert Park	565 a	591 a	745 a	797 a	842 a	896 a	1,039 a	1,128 b	777 a	827 a
Zone 3 - South: Wascana University	495 a	549 a	764 a	800 a	885 a	945 a	1,076 a	1,134 a	858 a	904 a
Zone 4 - East	552 a	567 a	740 a	785 a	922 a	932 a	1,012 a	1,104 a	915 a	968 a
Zone 5 - West	523 a	557 b	711 a	753 a	809 a	864 a	1,090 b	1,123 b	775 a	824 a
Zone 6 - Northeast	535 a	589 a	670 a	720 a	764 a	817 a	761 a	855 a	730 a	783 a
Zone 7 - Northwest	**	**	801 a	839 a	893 a	929 a	**	**	895 a	933 a
Regina City (Zones 1-7)	497 a	522 a	692 a	742 a	840 a	890 a	1,037 a	1,112 a	774 a	827 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	497 a	522 a	692 a	742 a	840 a	889 a	1,037 a	1,112 a	774 a	826 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Central	4 a	425	26 a	1,922	18 a	1,214	1 a	216	49 a	3,777
Zone 2 - South: Lakeview/Albert Park	0 a	173	9 a	1,124	2 a	1,029	2 a	30	13 a	2,356
Zone 3 - South: Wascana University	0 a	19	0 a	401	2 a	618	0 a	101	2 a	1,139
Zone 4 - East	0 a	6	7 c	197	5 a	603	2 a	445	14 a	1,251
Zone 5 - West	0 c	41	8 a	467	20 a	696	1 a	60	29 a	1,265
Zone 6 - Northeast	0 a	30	4 a	492	4 a	1,048	1 a	30	9 a	1,600
Zone 7 - Northwest	**	**	0 a	154	0 a	315	**	**	0 a	528
Regina City (Zones 1-7)	4 a	696	56 a	4,757	51 a	5,574	7 a	939	116 a	11,916
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	4 a	697	56 a	4,771	51 a	5,541	7 a	939	118 a	11,948

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Central	0.7 a	1.1 a	0.9 a	2.0 a	1.1 a	2.2 a	2.7 a	1.4 a	1.0 a	1.9 a
Zone 2 - South: Lakeview/Albert Park	1.2 a	0.6 a	1.5 a	1.7 a	1.0 a	0.9 a	0.0 a	6.7 a	1.2 a	1.3 a
Zone 3 - South: Wascana University	0.0 a	0.0 a	2.2 a	0.7 a	0.6 a	0.5 a	0.0 a	0.0 a	1.1 a	0.5 a
Zone 4 - East	24.4 a	0.0 a	1.8 a	4.6 b	2.5 a	0.8 a	3.2 a	1.8 a	2.7 a	1.8 a
Zone 5 - West	2.0 a	0.0 c	1.1 a	2.0 a	1.5 a	3.1 a	3.3 a	1.7 a	1.5 a	2.5 a
Zone 6 - Northeast	0.0 a	0.0 a	0.6 a	1.2 a	0.6 a	0.6 a	0.0 a	3.3 a	0.6 a	0.8 a
Zone 7 - Northwest	**	**	1.3 a	0.0 a	1.9 a	0.6 a	**	**	1.7 a	0.6 a
Regina City (Zones 1-7)	1.1 a	0.8 a	1.2 a	1.8 a	1.2 a	1.3 a	2.4 a	1.7 a	1.3 a	1.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	1.1 a	0.8 a	1.2 a	1.8 a	1.2 a	1.3 a	2.4 a	1.7 a	1.3 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Central	8.2 b	6.8 c	8.4 a	7.6 b	9.6 a	6.4 a	8.0 b	7.5 a	9.0 a	7.1 a
Zone 2 - South: Lakeview/Albert Park	10.7 a	6.4 a	8.7 a	7.5 a	9.1 a	6.4 a	8.5 a	6.4 b	8.9 a	6.8 a
Zone 3 - South: Wascana University	11.1 d	**	12.3 a	4.4 a	12.2 a	6.0 a	8.5 a	5.8 a	11.8 a	5.3 a
Zone 4 - East	++	13.2 a	10.0 a	4.2 a	9.0 a	1.6 c	9.0 a	8.6 a	9.1 a	5.2 a
Zone 5 - West	**	**	12.0 a	5.0 b	11.9 a	8.3 a	25.1 d	++	12.2 a	7.4 a
Zone 6 - Northeast	14.6 a	10.3 a	13.1 a	9.3 a	13.0 a	9.1 a	6.3 a	12.9 a	12.6 a	9.1 a
Zone 7 - Northwest	**	**	6.9 a	4.6 a	7.1 a	3.5 a	**	**	7.4 a	3.8 a
Regina City (Zones 1-7)	10.5 a	7.7 a	10.0 a	6.9 a	10.4 a	6.4 a	9.6 a	7.4 a	10.0 a	6.8 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	n/u	n/u	**	**
Regina CMA	10.6 a	7.6 a	10.0 a	6.9 a	10.4 a	6.4 a	9.6 a	7.4 a	10.0 a	6.8 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Regina CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA	3.0 c	1.4 a	0.6 a	1.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Regina CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA				
3 to 24 Units	**	1.5 a	0.8 a	1.2 a
25 to 49 Units	2.6 c	1.6 a	0.1 a	0.7 a
50+ Units	2.4 a	1.3 a	0.3 a	0.5 a
Total	3.0 b	1.4 a	0.6 a	1.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Regina CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA	2,662	2,904	420 a	441 a	15.8 a	15.2 a	3.0 c	1.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Regina CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA								
3 to 24 Units	532	637	36 b	81 c	6.7 b	12.7 c	**	1.5 a
25 to 49 Units	1,033	1,116	126 c	128 a	12.2 c	11.5 a	2.6 c	1.6 a
50+ Units	1,097	1,151	251 a	230 a	22.9 a	20.0 a	2.4 a	1.3 a
Total	2,662	2,904	420 a	441 a	15.8 a	15.2 a	3.0 b	1.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Regina CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Regina CMA										
Single Detached	n/s	n/s	**	**	670 c	744 d	827 c	945 b	802 c	871 b
Semi detached, Row and Duplex	n/s	n/s	**	**	**	872 c	830 b	782 b	**	786 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	n/s	636 d	**	1,004 d	**	**
Total	n/s	n/s	**	**	**	787 b	819 b	867 b	**	830 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Regina CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Regina CMA		
Single Detached	4,112 b	3,802 a
Semi detached, Row and Duplex	3,013 b	3,816 b
Other-Primarily Accessory Suites	670 d	772 d
Total	7,795 a	8,390 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
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